092.A	0001	0004.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	827,500	/	827,500
USE VALUE:	827,500	/	827,500
ASSESSED:	827,500	/	827,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		STONE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEPORE THOMAS C & LISA M
Owner 2:	
Owner 3:	
Street 1:	24 STONE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,236 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1991, having primarily Clapboard Exterior and 2302 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6236.000	400,500	2,000	425,000	827,500
Total Card	0.143	400,500	2,000	425,000	827,500
Total Parcel	0.143	400,500	2,000	425,000	827,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.47 | /Parcel: 359.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 155058
GIS Ref:
GIS Ref:
Insp Date: 10/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 092.A-0001-0004.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	400,500	2000	6,236.	425,000	827,500	827,500	Year End Roll	12/18/2019
2019	101	FV	321,400	2000	6,236.	431,000	754,400	754,400	Year End Roll	1/3/2019
2018	101	FV	321,400	2000	6,236.	321,800	645,200	645,200	Year End Roll	12/20/2017
2017	101	FV	321,400	2000	6,236.	291,400	614,800	614,800	Year End Roll	1/3/2017
2016	101	FV	321,400	2000	6,236.	279,300	602,700	602,700	Year End	1/4/2016
2015	101	FV	320,300	2100	6,236.	236,800	559,200	559,200	Year End Roll	12/11/2014
2014	101	FV	320,300	2100	6,236.	224,600	547,000	547,000	Year End Roll	12/16/2013
2013	101	FV	320,300	2100	6,236.	213,700	536,100	536,100		12/13/2012

!7571!

PRINT

Date	Time
12/10/20	22:11:40

LAST REV

Date	Time
05/07/19	14:34:32

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7571

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21507-450		10/1/1991		130,000	No	No		O

USER DEFINED

Prior Id # 1:	155058
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	BS	Barbara S
3/27/2009	Meas/Inspect	163	PATRIOT
3/10/2000	Inspected	276	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Measured	270	PATRIOT
8/3/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6236		Sq. Ft.	Site		0	70.	0.97	5									424,957						425,000	

Total AC/HA: 0.14316 | Total SF/SM: 6236 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 424,957 | Spl Credit | Total: 425,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MAUVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1991	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21634293
Const Adj.:	1.00250006
Adj $ / SQ:	152.423
Other Features:	100500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	483146
Depreciation:	82618
Depreciated Total:	400528

COMMENTS

OF=EXTRA SINK IN FULL BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

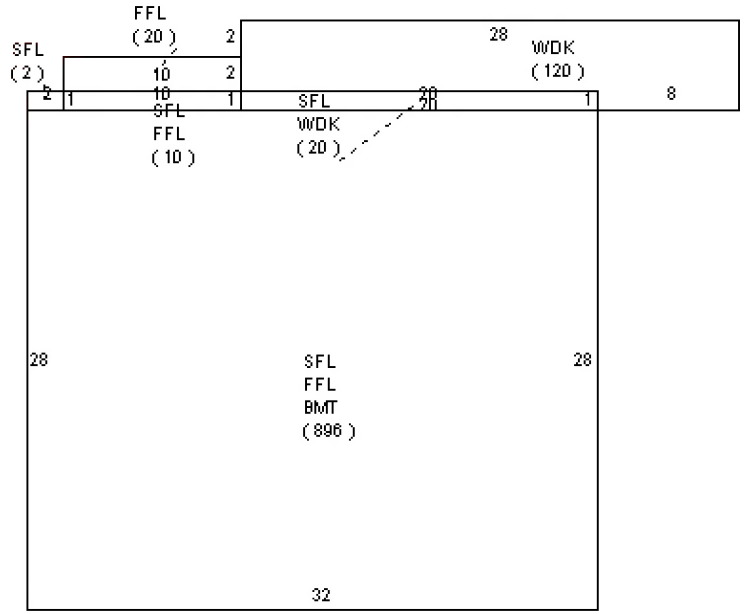
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	928	152.420	141,449
FFL	First Floor	926	152.420	141,144
BMT	Basement	896	60.590	54,287
WDK	Deck	140	13.180	1,845

Net Sketched Area:	2,890			Total:	338,725
Size Ad	1854	Gross Are	2890	FinArea	2302

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.67
Special Features:	0	Val/Su Net:	138.58
Final Total:	400500	Val/Su SzAd	216.02

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.A-0001-0004.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1991	0.00	T	22.4	101						
22	Wood Deck	D	Y	1	16X16	A	AV	1991	9.91	T	22.4	101			2,000			2,000

More:	N	Total Yard Items:	2,000	Total Special Featues:		Total:	2,000

IMAGE

AssessPro Patriot Properties, Inc